

The background features a large, faint, circular seal of the Town of Bedford. The seal contains a central shield with a blue arm holding a sword, a red banner with the word 'MORTU' (part of 'MORTUUS'), and a red banner with the word 'VIV' (part of 'VIVUS'). The text 'TOWN OF BEDFORD' is arched across the top, and 'Incorporated September 23, 1729' is arched across the bottom.

COMMUNITY PRESERVATION PROGRAM AND PLAN

NOVEMBER 2013

INTRODUCTION

The Community Preservation Act (CPA) allows any city or town in Massachusetts to adopt a property tax surcharge of up to 3% and to use these revenues and state matching funds for open space, historic preservation, affordable housing, and recreation. Bedford voted to accept the CPA surcharge in 2001, and it went into effect in Fiscal Year 2002.

A Community Preservation Committee (CPC) was formed to study and recommend how Bedford's CPA revenues should be spent. The committee, appointed by the Selectmen, currently consists of two at-large members (Vito LaMura and Cathy Cordes) and representatives of the Town's Conservation Commission (Andreas Uthoff), Historic Preservation Commission (Don Corey), Housing Authority (Eugene Clerkin), Housing Partnership (Christina Wilgren), Planning Board (Shawn Hanegan), Recreation Commission (Robin Steele), and Selectmen Margot Fleischman.

Twice each year the CPC reviews and updates the Community Preservation Program and Plan. Presentations are heard on the progress of plans in each of the targeted Community Preservation areas. Proposals are solicited and received, using a well-defined process that allows the committee to hear in-depth presentations from proponents of the various projects. Based on the information gathered during this process, the Committee votes on preliminary recommendations for CPA spending and distributes a draft Community Preservation Program and Plan, incorporating the preliminary recommendations. A public hearing is held to review the draft Program and Plan and the preliminary recommendations. In response to comments received at the public hearing, the Committee makes revisions and the final recommendations are submitted to the Town Meeting for approval. Only those recommendations approved by the Town Meeting are actually funded.

This document, Bedford's Community Preservation Program and Plan, contains an update on previously funded projects and the recommendations for future funding. It is available for review at the Town Hall and the Bedford Free Public Library and also on the Town's website, <http://www.bedfordma.gov>. The Committee welcomes comments. Please send them to Community Preservation Committee, c/o Town Manager's Office, Bedford Town Hall, 10 Mudge Way, Bedford, MA 01730.

STATUS REPORT

Administrative Costs

- Between \$10,000 and \$25,000 is appropriated each year for potential CPC administrative costs. Unspent monies are returned to the general CPC fund for the following year.

Open Space

- Fall 2001: \$150,000 appropriated toward purchase of 133 and 135A Shawsheen Road (COMPLETED)
- Spring 2002: \$300,000 appropriated toward purchase of the Altmann Conservation Area (222 and 269E Dudley Road). In the fall 2008 an additional \$6,000 was appropriated to remove invasive plants from portions of the Altmann Conservation Area (COMPLETED)
- Spring 2003: \$148,981 appropriated for Phase I of Fawn Lake clean up (COMPLETED)
- Spring 2004: \$65,000 appropriated for Phase II of Fawn Lake clean up (COMPLETED)
- Spring 2008: \$26,500 appropriated to supplement Fawn Lake clean up (PARTLY COMPLETED)
- Spring 2004: \$69,000 appropriated for hiking trail improvements. The balance of \$36,583 was appropriated for new trails in conservation areas at the spring 2010 Town Meeting. (PARTLY COMPLETED)
- Spring 2005: \$4,100 appropriated for improvements to Bedford's trail system (COMPLETED)
- Fall 2006: \$180,000 appropriated for purchase of 1.32 acres of wooded upland near the old reservoir off 2 Page Road (COMPLETED)
- Fall 2008: \$5,000 appropriated for partial inventory of Town-owned trees (COMPLETED)
- Spring 2010: \$350,000 appropriated to repair the Old Reservoir Dam (PARTLY COMPLETED)
- Spring 2010: \$5,000,000 bond issue authorized for purchase of 350A Concord Road.
- \$8,867,927 has been appropriated since 2004 for the Land Acquisition Fund. After expenditures/encumbrances a balance of \$287,399 remains.
- Spring 2012: \$180,000 appropriated for Wilson Mill Dam
- Fall 2012: \$3,500 appropriated for a professional survey of Hartwell Town Forest and Jordan Conservation area along Hartwell Road to establish property lines and to determine if intrusions onto Town property exist.

Historic Preservation

- Spring 2002 and Fall 2003: \$919,900 appropriated for Town Center Renovation (COMPLETED)
- Fall 2002 and 2003: \$2,085,340 appropriated to preserve the Old Town Hall (built in 1856) and rehabilitate it for productive reuse. (COMPLETED)
- Spring and Fall 2003: \$56,000 appropriated for preservation projects at the Job Lane House (COMPLETED)
- Fall 2004: \$15,000 appropriated for Old Billerica Road National Register project (COMPLETED)
- Spring 2005: \$5,000 appropriated for surveying and invasive species eradication at the Job Lane House (COMPLETED)
- Spring 2003: \$10,000 appropriated toward a Town-wide Archaeological Reconnaissance Survey (COMPLETED)
- Fall 2003: \$125,000 appropriated for restoration of Rail Diesel Car #6211 (COMPLETED)
- Fall 2004: \$6,000 appropriated toward inclusion of Old Billerica Road north from 229 to 301 listed on the National Register of Historic Places (COMPLETED)
- Spring 2006: \$2,000 appropriated for Rufus Porter Murais Preservation (COMPLETED)
- Spring 2008: \$6,000 appropriated toward inclusion of Two Brothers Rock/Dudley Road area on the National Register of Historic Places (COMPLETED)
- Spring 2005 and 2006: \$70,000 appropriated for restoration and preservation of the Old Burying Ground (COMPLETED)
- Spring 2006: \$16,000 appropriated toward preservation planning at Depot Park (COMPLETED)
- Spring and Fall 2007: \$145,000 appropriated for preservation of Depot Park area (PARTLY COMPLETED)
- Fall 2008: \$10,000 appropriated for interior restoration of Bedford's Freight House at Depot Park (COMPLETED)
- Spring 2007: \$35,000 appropriated to repair the slate roof of the historic Shawsheen Well Field Pump House (PARTLY COMPLETED)
- Fall 2009: \$1,535,000 appropriated for the preservation and rehabilitation of the historic portion of Town Center, the former Union School, built in 1891 (COMPLETED)
- Spring 2010: \$25,000 appropriated for the Town Hall mechanical, engineering, and Plumbing study (COMPLETED)
- Spring 2010 and Spring 2012: \$23,000 appropriated for the Old Bedford Center National Registry project (COMPLETED)

- Spring 2011: \$49,995 appropriated for Town Center flooring; \$73,380 appropriated for Town Hall reroofing and chimney re-pointing (COMPLETED)
- Spring 2012: \$30,000 appropriated for Job Lane House Roof – South side (COMPLETED)
- Spring 2012: \$76,865 appropriated for Town Hall Multi-purpose room Rehabilitation (PARTLY COMPLETED)
- \$1,356,600 has been appropriated since 2002 to establish an Historic Properties Preservation Fund. After expenditures and encumbrances, a balance of \$902,203 remains. Not more than \$75,000 can be used on any single property in any fiscal year.
- Fall 2012: \$75,000 appropriated to restore equal amount in funding to the Historic Properties Preservation Fund that was used for the contract to reconstruct the Old Reservoir Dam. (COMPLETED)
- Spring 2013: \$59,500 appropriated for the Town Hall mechanical, electrical & plumbing design.
- Spring 2013: \$100,000 appropriated for the Passenger Depot ADA design and exterior restoration. (PARTLY COMPLETED)

Affordable Housing

- Fall 2001: \$131,940 appropriated for the Duplex Conversion Project (COMPLETED)
- Fall 2001: \$161,200 appropriated for the Condo Buy-Down Program (COMPLETED)
- Fall 2002 – Spring 2007: \$725,000 appropriated for affordable housing development on a Town-owned parcel at 447 Concord (COMPLETED)
- FY03-FY07: \$25,000 appropriated each year for a part-time affordable housing consultant
- Spring 2010 and 2011: \$10,000 appropriated each year for affordable housing consultant; an additional \$20,000 appropriated for consultant in fall 2011
- Spring 2003 and fall 2004: \$192,500 appropriated to support the Patriot Place affordable housing development (COMPLETED)
- Fall 2006: \$304,101 appropriated for rehabilitation of the kitchens and baths in the Bedford Housing Authority's Elm Street family housing (COMPLETED)
- Fall 2008: \$452,400 appropriated for energy efficiency improvements to the Housing Authority's Elm Street family housing (COMPLETED)
- Fall 2006: \$600,000 appropriated for Habitat for Humanity of Greater Lowell to redevelop the 3.47 acre lot at 130 North Road (COMPLETED)

- Fall 2011: \$145,000 appropriated for the Affordable Housing Reserve Fund for a total of \$462,722
- Fall 2012: \$46,778 appropriated for the CPA Affordable Housing Reserve Fund, for a total of \$609,500.
- Spring 2013: \$15,000 appropriated for an Affordable Housing Consultant.
- Spring 2013: \$151,651 appropriated for Reserves.

Recreation

- Spring 2002: \$85,000 appropriated to build a skate park facility (COMPLETED)
- 2003: \$25,000 appropriated toward a study examining the possible ways that Springs Brook Park could be improved (COMPLETED)
- Spring 2004: \$20,000 appropriated for a Schematic Design of Springs Brook Park (COMPLETED)
- Spring 2005 and Fall 2006: \$1,472,100 appropriated for Springs Brook Park (COMPLETED)
- Spring 2007: \$15,000 appropriated to add an additional parking area for 35 cars at Springs Brook Park (COMPLETED)
- Spring 2003: \$230,000 appropriated for purchase of a small lot at 51 Loomis Street and conversion into a parking lot for the adjacent Page Field (COMPLETED)
- Fall 2003: \$100,000 appropriated for a new tennis court (COMPLETED)
- Spring 2004: \$12,000 appropriated to renovate the Town-owned playground on Elliot Street (COMPLETED)
- Spring 2004: \$9,800 appropriated for improvements to the Minuteman Bikeway and Narrow Gauge Rail Trail (COMPLETED)
- Spring 2006: \$18,000 appropriated for the playground near Town Center (COMPLETED)
- Spring 2006: \$50,000 appropriated for a study of future needs and opportunities with respect to our playing fields (COMPLETED)
- Fall 2007: \$425,000 appropriated for playing field development (PARTLY COMPLETED)
- Spring 2010: \$150,000 appropriated to establish a Recreation Reserve Fund for field creation.
- Spring 2007: \$14,000 appropriated toward construction of a new tennis practice wall at the high school (COMPLETED)
- Spring 2009 – Fall 2010: \$500,000 appropriated for new sidewalks
- Spring 2010: \$36,539.89 appropriated for the creation of new trails on conservation land

- Spring 2011: \$35,500 appropriated for Minuteman Bikeway Extension 25% design
- Fall 2011: \$100,000 appropriated for Recreation Reserve Fund for a balance of \$150,000; also \$200,000 appropriated for new sidewalks for a balance of \$650,000
- Spring 2012: appropriated \$120,787 for Springs Brook Park water clarity improvements
- Fall 2012: up to \$150,000 appropriated to be used for design costs associated with the development of fields located at 9 Mudge Way/7 Liljegren Way for either artificial turf or natural turf athletic fields, including design and permitting funds for a wetlands mitigation area near Page Field.
- Fall 2012: \$250,000 appropriated (\$150,000 from CPA Recreation Reserves and \$100,000 from FY 2013 CPA funding) for installation of synthetic turf on the Sabourin Field.
- Spring 2013: \$355,000 appropriated to retire the Sabourin Field synthetic turf bonding approved Fall 2012 Town Meeting, with a single CPA cash payment.
- Spring 2013: \$125,000 appropriated for the resurfacing of the Minuteman Bikeway from Depot Park to the Lexington line.
- Spring 2013: \$122,000 appropriated for the resurfacing of the Middle School tennis courts.
- Spring 2013: \$34,299 appropriated for The Great Road sidewalk improvements, from Masardis Street to Grey Terrace.

Multiple Areas of Community Preservation

- Spring 2004: \$112,500 appropriated for improvements to the Wilson Mill Park (PARTLY COMPLETED)
- Spring 2009: \$906,000 appropriated for Wilson Mill Dam restoration (PARTLY COMPLETED)
- Fall 2004: \$5,000 appropriated for a feasibility study of extending the Minuteman Bikeway. (COMPLETED)
- Spring 2007: \$15,000 appropriated to study the stabilized soil option for the Minuteman Bikeway Extension (COMPLETED)
- Spring 2010: \$210,000 appropriated for the Reformatory Branch Trail improvements (PARTLY COMPLETED)
- Fall 2004: \$19,000 appropriated to fund a feasibility study and design for building boardwalks in the Hartwell Town Forest (COMPLETED)

CPC RECOMMENDATIONS FOR FY14

Recreation

- Bicycle Master Plan \$40,000.00

Affordable Housing

- Bedford Housing Authority/CTI Life Management Program \$85,000.00
- Bedford Housing Authority Window Replacement \$88,272.00
- Affordable Housing Reserves \$ 2,917.10
- General Reserves \$35,000.00

Open Space

- Fawn Lake Conservation Area Mgmt. Plan \$50,000.00

Guidelines for Submission

- 1) Each project request must be submitted on the Community Preservation Committee Project Submission Sheet.
- 2) Requests should be within a 5-year period from FY 2014 to FY 2018.
- 3) Requests must include the need for the item and be documented with appropriate support information.
- 4) Obtain quotes for project costs whenever possible. If not, cost estimates may be used provided the basis of the estimate is fully explained.
- 5) If request is part of a longer-term project, include the total project cost.
- 6) For departments or committees that have multiple project requests, prioritize projects.
- 7) Requests received by December 31, 2013 will be considered for recommendation at the spring 2014 Annual Town Meeting.

Please keep in mind that there are legal limitations on what CPA funds can be used for. For example the funds cannot be used to build gymnasiums, stadiums, or any similar structure. Also, they cannot be spent on maintenance or used to supplant funds being used for existing community preservation purposes. If you are in doubt about your project's eligibility, please submit it so we have the opportunity to review it.

Thank you for your input.

Community Preservation Committee
Bedford, MA

Please submit your form to:

Community Preservation Committee
c/o Town Manager's Office
10 Mudge Way
Bedford, MA 01730